

029.A

0003

0012.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

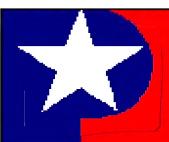
500,300 / 500,300

USE VALUE:

500,300 / 500,300

ASSESSED:

500,300 / 500,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		EVERETT ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: BOROSON EMMA

Owner 2:

Owner 3:

Street 1: 40 BOLTON RD

Street 2:

Twn/City: NEWTONVILLE

St/Prov: MA Cntry Own Occ: N

Postal: 02460 Type:

PREVIOUS OWNER

Owner 1: KELLEHER PATRICIA K -

Owner 2: -

Street 1: 12 EVERETT ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1941, having primarily Vinyl Exterior and 1101 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7913									G9							

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	497,200	3,100		500,300		290279
							GIS Ref
							GIS Ref
							Insp Date
							05/18/18

PREVIOUS ASSESSMENT								Parcel ID	029.A-0003-0012.2		!15519!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT	
2022	102	FV	497,200	3100	.		500,300		Year end	12/23/2021	Date	
2021	102	FV	483,000	3100	.		486,100		Year End Roll	12/10/2020	Time	
2020	102	FV	475,800	3100	.		478,900	478,900	Year End Roll	12/18/2019	12/30/21	
2019	102	FV	486,300	3100	.		489,400	489,400	Year End Roll	1/3/2019	20:53:46	
2018	102	FV	430,000	3100	.		433,100	433,100	Year End Roll	12/20/2017	Prior Id # 1:	
2017	102	FV	392,000	3100	.		395,100	395,100	Year End Roll	1/3/2017	Prior Id # 2:	
2016	102	FV	392,000	3100	.		395,100	395,100	Year End	1/4/2016	Prior Id # 3:	
2015	102	FV	362,200	3100	.		365,300	365,300	Year End Roll	12/11/2014	jorourke	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	15519
KELLEHER PATRIC	62458-351		8/15/2013		448,000	No	No				
FLAHERTY GAYLE	50361-308		11/16/2007		357,000	No	No				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/30/2021	USPS								JO	Jenny O		
5/18/2018	Measured								DGM	D Mann		
1/30/2008	External Ins								BR	B Rossignol		

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good												
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: CREAM				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2									
Year Blt: 1941	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G9	Fact: .			Floor: 2 - 2nd Floor				Totals	RMs: 5	BRs: 2	Baths: 1	HB					
Const Mod:				% Own: 55.000000000				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL					
INTERIOR INFORMATION				Phys Cond: GV - Good-VG	10. %			Interior:	1	5	2						
Avg Ht/FL: STD				Functional:		%		Additions:									
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:									
Sec Int Wall:	%			Special:		%		Baths:									
Partition: T - Typical				Override:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Total:	10.8 %			Electric:									
Sec Floors:	%			CALC SUMMARY				Heating:									
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:									
Subfloor:				Size Adj.: 1.35000002				Totals	1	5	2						
Bsmnt Gar:				Const Adj.: 0.98000199													
Electric: 3 - Typical				Adj \$ / SQ: 403.516													
Insulation: 2 - Typical				Other Features: 62500													
Int vs Ext: S				Grade Factor: 1.10													
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000													
Heat Type: 5 - Steam				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100	% AC:			Adj Total: 557448													
Solar HW: NO	Central Vac: NO			Depreciation: 60204													
% Com Wal	% Sprinkled			Depreciated Total: 497244													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:			Year:										
PARCEL ID 029.A-0003-0012.2																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	9X20	A	AV	1941	28.89	T	40	102			3,100		3,100
More: N	Total Yard Items:	3,100		Total Special Features:					Total:						3,100		
IMAGE AssessPro Patriot Properties, Inc																	